BUILDING MODERN EL PASO

PERRY-KIRKPATRICK REALTY COMPANY

AMERICAN LUMBER AND INVESTMENT COMPANY — OFFICE — E.G. PERRY, PRESIDENT

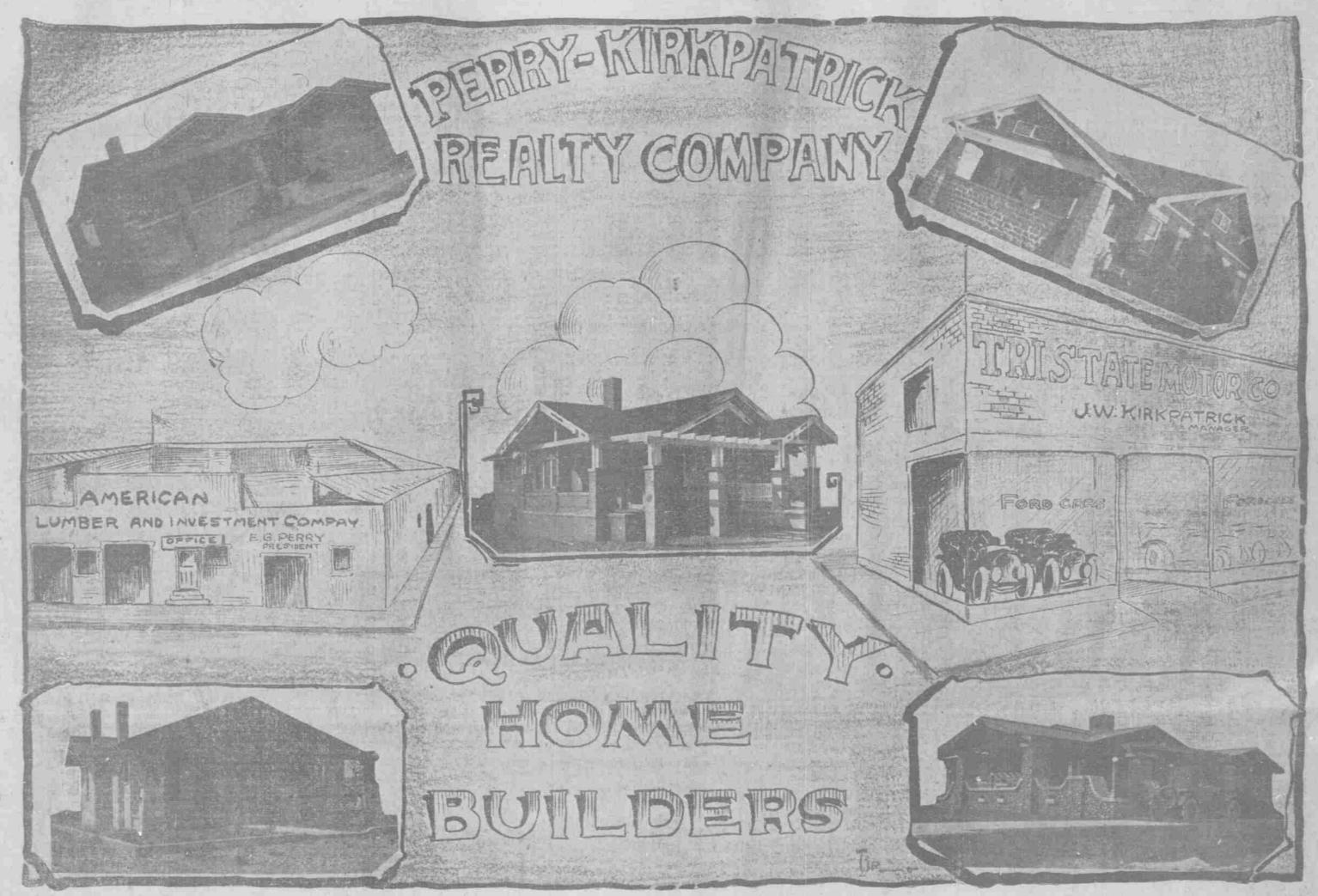TRI STATE MOTOR CO. — J.W. KIRKPATRICK MANAGER — FORD CARS

QUALITY HOME BUILDERS

The Bungalow Is the Newest of Modern Homes For El Paso—A Distinct Type That Has Developed in El Paso in Recent Years—The El Paso Bungalow Is Typical of the Town and Its Progress.

THE BUNGALOW, that cozy, home-looking, home feeling abode, the idea of which comes from the golden west, but which is advancing to an acme of perfection that outbungalows anything ever builded in California, is solving the problem of a "home with character" without the outlay of a fabulous sum of money. Especially is this so in El Paso. A drive over the city, from its center to the new additions of the past few years will readily convince one that the taste of taty people is now beginning to run toward new things in homes—homes with a characteristic all their own rather than piles of brick and mortar and fancy cupolas that are monuments only to egotism, with their spacious, high-walled halls and rooms, instead of the home with its coziness, sunshine, fresh air and artistic arrangement.

As civic pride advances apace in this age of new ideas, the primitive cottage of the shotgun order—that is to say the cottage with its rooms stringing back as a line of beads, with roof and walls alone to attract the eye, is a thing of the past. Architecture has relegated inartistic building of homes to the other days and is educating people to higher ideals, not alone in appearance but in the interior construction of abodes. People are now demanding the home that is an ornament to their village, town or city and a real abode in which is embodied comfort and convenience.

Supplant Expensive Homes.

The bungalow is rapidly supplanting the expensive structure that demands the outlay of a fortune. It is here to vie with palatial residences and holds its own with them in artistic build and convenience. It serves the purpose of the mansion in comfort and appointment and carries with it the tasty ideals of an advancing people.

As a civic idea it has done more to beautify towns and cities of the entire southwestern country than any other in settlements and communities where the 20th century notions are influencing the people it is no uncommon thing to see entire sections of the home-like, attractive bungalow. These structures cannot be classed as cheap. While they solve the problem of a home that will grace any city, they do not cost a fortune to build, yet they have character that stamps them worthy a place among the artistic structures whereas people dwell who have pride, taste and regard for style beauty.

As the art of architecture advanced the ideals of abodes for the people went on apace. From the hipped roof cottage there came the craftsman idea. This was a "getting away" from primitive things. Cottages were transformed from the "straightback" boarding up of a frame or the piling of brick or stone in a straight line, with partitions and a roof, to the prettier and more artistic arrangements. Then came the ornamentation of the more moderate homes with the fancy notions of the draftsmen. And now has come the modern bungalow, a triumph over all that has yet been evolved in the minds of the clever architect.

California Bungalows.

Away over the Rockies, on the Pacific shore, the people first took to the bungalow idea. They demanded the pretty home, the convenient home, the healthy home and the moderate priced home—the home with its sunshine and fresh air and sanitation; the home with its conveniences builded into its walls and its atmosphere whispering always of home and comfort and convenience and the bungalow resulted. The people over there fell in love with them. They lived in them and found them good.

Now the people of the southwestern hemisphere are discovering that the bungalow style of dwelling place is what they want, and the architect is alert to see what he can do to add to the advantages of the original and improve it.

That El Paso architects have forged ahead with seven-league boots in that ambition is evidenced by the hundreds of these pretty homes here. It is not an uncommon thing to see mingling with the more pretentious homes the cozy, highly artistic, clean-cut bungalow on any of the city's residence streets, and the passerby can but admire them. They attract the eye even more than their more expensive and ponderous neighbor, the palatial residence. They have about them an atmosphere all their own that commands one's respect and always his admiration. They evince a home-pride and aesthetic ideal in a place to live that causes one to admit to himself they are a home with a character.

The Cottage No More.

Relegating the old fashioned cottage to the things of yesterday, the bungalow has come to stay. There may come new notions in the moderate or medium-priced construction of homes but the far-seeing architect of today cannot discern in the future any new type of like building that will supplant the bungalow. He can imagine a still further advancement in the appointments of the bungalow, and the expenditure of more money if one wants to spend it, in rearing these monuments to good taste, but in his visions of future happy nests for satisfied people he sees no getting away from the cozy bungalow. It is in keeping with an advanced century and will hold its own.

Beautifying El Paso.

A few years ago El Paso, like all other cities, was one of mediocre or common structures—that is builded of brick and stone and lumber after the less fanciful ideas of past day artists. Its best homes were of the plaster notions. Its cottages were just cottages—those little, unpretentious houses that had been in vogue for generations. Today it is different. Alert builders began to study the advancing tastes and moving ideals of people, and a higher appreciation of home-building rapidly resulted.

Realizing that the bungalow idea to be one embodying varied tastes and yet a structure that maintained always its characteristics, live builders of El Paso homes introduced it here. Among the first to see the possibilities of the bungalow, not only in the civic beautifying of El Paso but the pleasing of patrons, Perry & Kirkpatrick began to talk bungalow. They found ready listeners. While El Paso saw a solidly built brick and stone city of the most substantial kind, this firm concluded that it lacked character, style, beauty and attractiveness in its homes. They set about to offer to their trade something different. They determined to make El Paso more beautiful and at the same time elevate the ideals of its builders. They introduced the bungalow and were the first company to do it. And today the city of El Paso is a testimonial to what a live firm can do in advancing higher ideals and engendering a love in homes.

"El Paso Bungalows."

A few years ago the bungalow was referred to as a California product. When one of the handsome, tasty buildings attracted the attention of one it was referred to as "the California bungalow." It is different now, at least in this section. It is talked about as the "El Paso bungalow." Even back in California the comparison is made and they do charge here that old California and some Texas cities are sending their architects here to steal away the ideas of the wide-awake El Paso draftsmen who are producing structures that put the originals to shame.

Not alone are the modellers of these homes outstripping the artists that conceived the bungalow in the further art, who are the Perry-Kirkpatrick Realty Company, have so studied and solved the problems of ornamentation in the way of painting and decorating that they have given the originators another swift pace that is difficult for them to head.

And all this is done in the offices of the company. They have their own architects as well as their own designers of coloring and painting. They scientifically build to blend with taste and make ready for more of their admirable bungalows. The early improvements in the desirable section that will be the crowning, moving with sidewalks, parking and curbing. This street will also be restricted to high class homes and the lots sold to builders only.

Mr. Perry, a member of the firm, said that this purchase seems "a little farsighted to some," but the sure growth to the northeastern part of the city makes it appear to him a safe proposition. He bases his optimism upon the experience of other cities when the trend of residence growth is always toward the highlands. They have made this their choice for the next "home street."

"Building El Paso."

It is a pardonable pride in the Perry-Kirkpatrick Company to say they are "building El Paso." They lay boast to the fact that they have put up 362 homes here since they began business. Not only do they claim to be building El Paso but they say and with just ground for it, that they are raising the standard and ideals in its building. It is not disputed that the class of homes they have been putting up are an honor to El Paso's residential sections. They have infused their interest and new life in the sections they have taken up and undertaken to populate and there will be few if any who will quarrel with them because they feel like they are "building El Paso."

If You Want to Ride.

Not only is the Perry-Kirkpatrick Company equipped for building homes of the highest class, but they are prepared to sell you a car to ride out to them. They own the Tri-State Motor Company. Of course they make their pretty bungalows sell all over but they make smooth driveways up to them so they can sell you a motor car to drive up. They sell the little Ford cars, those husky little giants of the auto world, that can climb up any of the steeps in Morning Side Heights, but Mr. Perry only smiled when he told the reporter this. He wanted something said about the Fords, just the same.

The Perry-Kirkpatrick Company are building bungalows that-out-bungalow anything conceived down in the Golden state state.

Equipped To Build.

The Perry-Kirkpatrick Company insists that homes built by them shall every one be a "quality home." And recognizing the fact that to compete with builders who are not so particular about the quality side of the homes they construct, it is necessary to be in a position to build on a wholesale basis. This company not only builds on a large scale but can do it at the right cost. With their own force of architects they need not pay too extravagantly for this important work. Having their own woodworking mills they are enabled to turn all interior and cabinet work, finished by the most modern machinery, saving labor and material and thus giving a customer an advantage that he cannot possibly otherwise get.

This firm carries a $50,000 stock of lumber, sash doors, roofing, builders' hardware, paints and other building materials. This big yard is located at 1502 Magoffin avenue. The lumber yard is styled the American Lumber and Investment Company, and the firm is now putting up a spacious new home for their building stock just across the street from the present location. This building will cost $10,000.

McKinley Avenue.

This rapidly growing thoroughfare is indeed the "Home Street." Its owners say. It is restricted entirely to homes and these homes are being put up under restrictions that make them uniformly pretty and attractive. Under the regulation adopted by the Perry-Kirkpatrick Company no lot is sold unless the buyer agrees to build at once; no home is to be erected on lot less than seventy-five feet frontage and none to cost less than $2500. All the structures must be on a twenty-five foot building line from the sidewalk, thus leaving the space in front to be beautified and producing an artistic effect. Already fourteen new homes have gone up on this street making, if one of the most attractive new home streets in El Paso. It will soon become the "bungalow Avenue."

Jackson Avenue.

The Perry-Kirkpatrick Company has recently become the owners of Jackson avenue, in Morning Side Heights, which they will improve in the spring and make ready for more of their admirable bungalows.

The Interior.

Not only are these builders mindful of the exterior which means so much for the beauty and taste of city civic pride as it does for the commendable taste of the owner, but they look well to the pleasing of those who are to occupy it. Their triumphs in El Paso not only appeal pleasingly to the man who passes and looks upon its symmetry and artistic exterior, but also to one who goes inside. One of their finished bungalows has numerous features on the interior to commend it to one seeking a place to live. The many built-in features go a long way toward furnishing it. They even have built-in beds, book cases, buffets, breakfast rooms with Pullman seats and seats, clothes chutes to laundry from bath room, medicine cabinets with mirror, mirror doors, window seats with drawers; built-in dressing tables, shoe closets, cabinet closets, inner-telephones, speaking tubes, and many other novel things, all looking to their comfort and convenience, and all moderating the cost and labor of housekeeping.

German Dental Students Strike For Higher Titles

Berlin, Germany, Jan. 3.—German dental students in more than a dozen schools are on strike for higher titles. They demand to be known after graduation as Doctors of Dental Surgery and not be restricted to the inferior classification of "tooth-physicians" which now prevails in Germany.

The strike includes the dental departments of the universities of Berlin, Leipsig, Halle, Bonn, Heidelberg, Marburg and Griefswald, where the students refuse to continue their studies unless they are given the coveted title.

The high-grade and highly remunerative dental practice in Germany is largely monopolized by American dentists, and the native "tooth-physicians" struggle under the handicap of this title for what is left. The ministry of education, which has behind it the world of regular physicians, refuses to introduce the doctor title, which would place the pettifoggers on an outward equality with dental doctors in the United States.

Finds Tribe of Black Giants in Soudan Who Kill Lions with Spears

Khartonis, Egypt, Jan. 3.—A tribe of black giants known as "Jieng," inhabits a district of the White Nile, in the Soudan, 1000 miles south of Khartoum, says the Rev. C. Lea-Wilson, the leader of a medical mission.

There are about 8000 people in the tribe, and they live in the neighborhood of the Bahr-el-Zeraf, the largest east of Lake Chad.

"They are among the tallest tribes in the world," says Mr. Lea-Wilson. "They are jet black, typical negroes, and do not practice either cannibalism or human sacrifices. I have never seen among them a case of cruelty to women or children. For some reason, apparently unknown even to themselves, they seldom have six of their lower teeth in adults have six of their lower teeth removed. They have a habit when at rest of standing on one leg like storks.

"The surrounding country is like a zoological garden. Elephants, giraffes, rhinoceroses, buffalo, hippopotami, lions and leopards abound.

"During the past wet season eight people were killed and eaten by lions. The Jieng people are remarkably brave. They had killed two of these man-eaters with spears alone. These men that they first men attacking the animal are certainly killed before the companions can rush in and despatch the wounded animal."